

CHAPTER 2

LAND USE

The overall form of development within the Denton area is determined by the pattern of agricultural, residential, commercial, industrial, public, semi-public, and open space land uses. The location and extent of each of these land uses and the manner in which they are arranged and related significantly affects the quality of life within the area.

This chapter describes the existing land use pattern, discusses the more important land use issues, and presents the Land Use Plan for the year 2000.

EXISTING LAND USE

Within Denton, the village center is focused upon Lancaster Street south of Third Street. The village center contains a mixture of uses. Commercial uses include the steak house and a used appliance store in what some years ago was the grocery store, and, on the fringe of the village center, a used car lot. Public or "semi-public" land uses include the Post Office, the Legion Hall, a small playground and, on the fringe, the fire station and the village well and pump house. Also within the village center or its fringes are a number of residences.

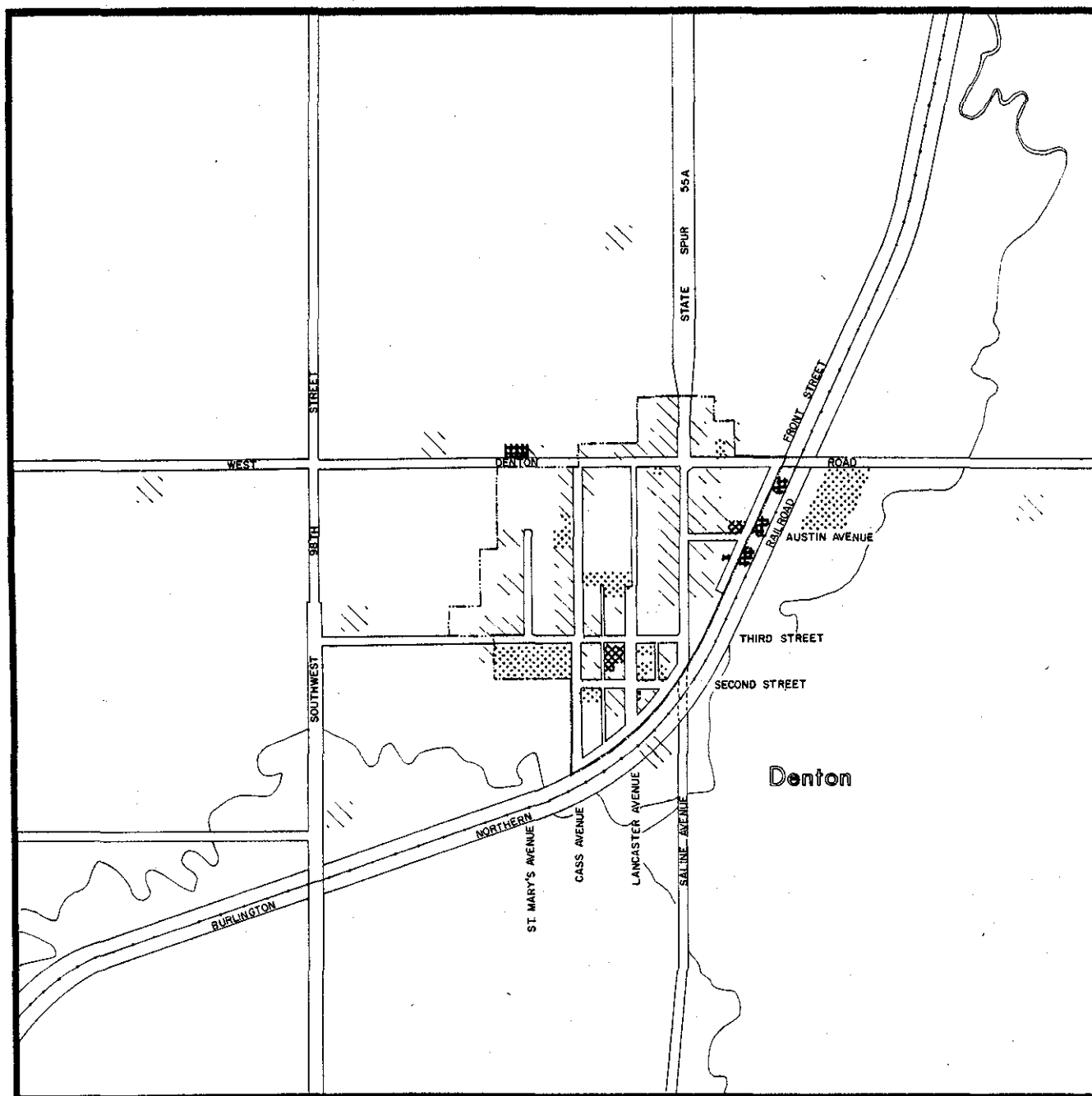
The primary housing area, is located generally north of the village center. The former school site and the present Village Hall, a public use, is centered within this residential area. Industrial land uses are located at the east edge of town.

The area surrounding Denton is used primarily for agriculture or left to open space. However, a number of rural non-farm residential acreage uses are present.

The existing pattern of land uses functions reasonably well today and provides a sound framework for the year 2000 Land Use Plan.

LAND USE ISSUES

Additional land will be needed to serve the year 2000 target populations. Table 3 lists future acreage requirements for different land-use activities. An important part of the comprehensive planning program is the designation of future development areas for each of these land uses. Land use issues include: 1) the extent of future community development, 2) the location of future residential areas, 3) the location of future mobile homes and apartments, 4) the location of additional commercial sites and expansion of the village



Agricultural & Vacant

 **Residential**

 **Commercial**

 **Industrial**

 **Public & Semi-Public**

Map 4
EXISTING LAND USE

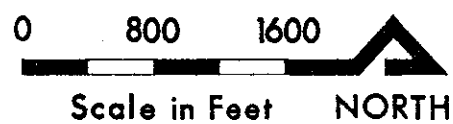


TABLE 3
LAND USE ACREAGE TRENDS AND FORECASTS

	1960	1970	1976	2000 forecast
Population	94	151	175	300
Dwelling Units (DU)	27	47	65	120
Population Per DU	3.48	3.21	2.69	2.5
Residential	6.1 Ac.	17.1 Ac.	19.3 Ac.	35.0 Ac.
Commercial	.6	.6	.6	1.0
Recreation	2.3	2.3	2.4	9.0
Other Public & Semi-Public	2.4	3.6	4.1	5.0
Industry	-	.9	.9	2.0
Railroad & Vacant RR	-	2.4	2.4	2.0
Streets & Alleys	11.9	17.4	17.4	22.0
TOTAL DEVELOPED	21.0	44.3	47.1	76.0
Vacant & Agriculture	35.3	32.6	29.8	24.0
Total	56.3	76.9	76.9	100.0

SOURCES: 1) 1960 & 1970 Populations from 1960 & 1970 Federal Census of Population
 2) 1976 Population Estimate By Local Residents in November, 1976
 3) 1960, 1970 and 1976 Land Use Acreages based upon Land Use Surveys conducted in the Spring of 1961, 1970 and 1976 by The Lincoln City-Lancaster County Planning Department

NOTE: The acreage totals include the area of the community considered the "built-up" area and not necessarily the corporate area. This area was changed between 1960 and 1970 so comparisons between 1960 figures and later years are sometimes difficult. Totals do not include the sewage lagoon.

center, 5) the reservation of industrial sites, 6) park development and open space preservation, and 7) the preservation of agricultural land.

Community Development

Community development is meant to include the type of development that typically occurs within the "built up" portion of the community--residential, commercial, industrial and certain public land uses, and excludes agricultural use and vacant or open space.

The location of future community development should be limited to areas within and adjacent to Denton that can reasonably be served by gravity flow sewer collection and areas that do not present severe building hazards, namely flooding. The adopted Community Development Goals support restricting the location of community development to areas within and adjacent to the existing community. Because of the limitation of soils upon the use of septic tanks and the limitations of individual lagoons, future community development is dependent upon the availability of community wastewater collection and treatment. Future community development in Denton is constrained by a ridge to the north and by the flood plain to the east and south as illustrated on Map 2.

Residential Development

The future housing supply in Denton should meet the expected needs of its future population -- the year 2000 target population. The Land Use Plan should identify those lands that can most reasonably be developed in housing--sufficient in area to meet the needs of the target population. According to 2000 forecast, approximately 15 additional acres of residential land, exclusive of streets, will be required to serve the target population. Besides the existing residential area, the only reasonable area for future residential development is the area west and adjacent to the existing residential area.

Special Residential Development

Often times, land use plans will not only differentiate between "use", such as between residential and industry but also between "intensity of use", such as between light and heavy industry or single family, mobile home and multiple residential. Generally no differences are perceived by area residents in terms of "intensity" except as it might apply to mobile homes.

The Attitude Survey and the Community Development goals both support limiting the location of future single-wide mobile homes to mobile home courts. The paradox is illustrated in question 19 of the survey where a majority agreed that "a 'family just starting out' should be permitted to live in a trailer or mobile home in any

residential area if that is all they can afford". Efforts to promote the sanctity of the single family house, such as restricting the location of mobile homes should recognize the impact of such action on housing opportunities of those that either prefer such housing or it's all they can afford.

The location of duplexes, townhouses, and apartments does not appear to be an issue. It may be desirable to locate apartments, particularly specialized housing for the elderly, in specific areas, say within or near the village center. However, because of minimal distances, and limited demand, no need is seen for such "special residential" areas.

Commercial Development

Owing to the location of Denton within the region and the ease of auto travel to Lincoln and Crete, little new commercial development is anticipated. Lincoln will continue to provide most retail services to village residents. However, the community should strive to attract local convenience commercial activities.

A variety of factors suggest that any new commercial development should occur within or adjacent to the village center. The village center is the site of most existing commercial businesses as well as key public facilities. Community goals state that it is the preferred location for commercial development. It has good access from regional roads as well as all parts of the village. Underutilized and vacant land parcels in the area are available for development and could accomodate new activities. Expansion of village center commercial activities should be east and south towards the rail line.

Industrial Development

Little new industrial development is anticipated. Lincoln--which has numerous attractions for prospective industries -- will continue to be the focal point for industry. The small scale industrial development anticipated could be accomodated in the "traditional" industrial area at the east edge of town along the rail line.

Industrial development should continue to focus upon this site. This is the only industrial area and its importance as an industrial area should be reinforced.

Open Space Preservation and Park Development

Stream and drainage courses, tree stands, and other natural features should be developed as parks or preserved as open space. However, many of these areas are likely to remain in private ownership. Local residents should cooperate with Lancaster County, the Natural Resources

District, and other regional agencies in park acquisition, obtaining easements, restricting community development or other actions that would assist in the protection of these natural area.

Preservation of Agricultural Lands

There is a growing awareness of the importance of agriculture in feeding a growing worldwide population, and its role in the local, regional and even national economy. The Lincoln-Lancaster County region has long supported the policy of retaining agricultural lands and has opposed unneeded and indiscriminate conversion of agricultural land to urban uses. However, increased property values and the resultant increases in taxes on farm land has made farming much less attractive. Recently passed State legislation now provides an opportunity for preferential tax treatment of agricultural lands if zoned for "exclusive" agricultural use and retained in agricultural use.

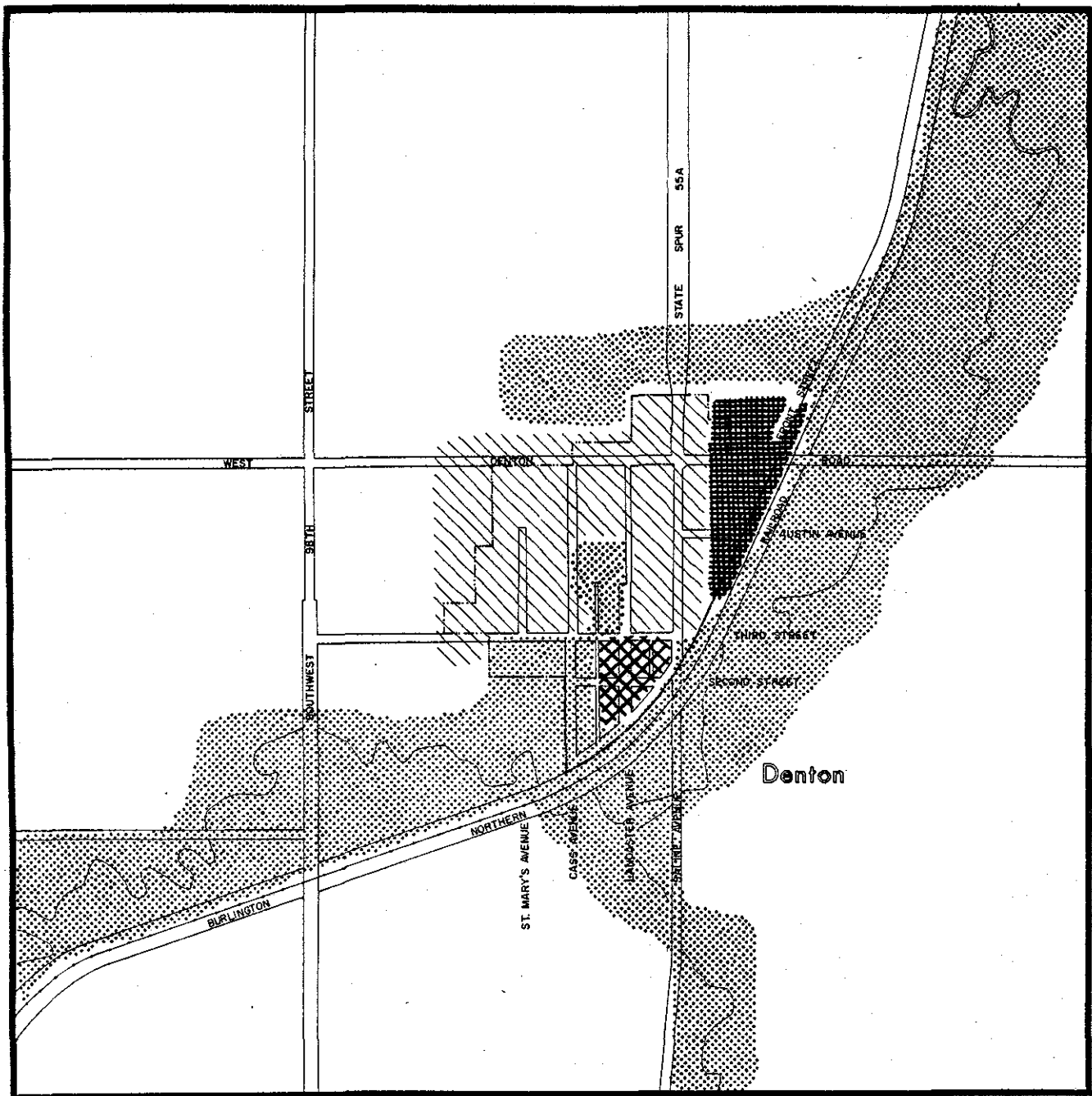
Local Development Goals also support the policy of agricultural preservation with the statements, "...maintain the rural use of the outlying rural area...". The Land Use Plan and the zoning ordinance should reflect the need for the preservation of agricultural lands. The Denton zoning ordinance, like the upcoming modifications to the County zoning regulations, will define the precise limits of any allowed rural residential areas.






Rural lands should be retained in agricultural use until needed for community expansion. The lands north and east of Denton within one mile should be reserved for eventual community development. The best means of reserving such lands would be to retain them in agricultural use until such time as they are needed for community development. If any rural non-farm development such as "residential estate", is permitted, it should be limited to the south and east side of Haines Branch, an area of some of the poorer agricultural lands in the county, and to areas consistent with areas as recommended by the Lincoln City-Lancaster County Comprehensive Regional Plan.

LAND USE PLAN

The Land Use Plan, illustrated on Map 5, indicates the recommended future use of Denton-area lands for agricultural, residential, commercial, industrial and public, parks and open land use activities. The amount of land allocated to each land use is based upon the acreages needed to serve the year 2000 target populations, as shown on Table 3. The arrangement of land uses is based on existing conditions, community attitudes and goals, and the evaluation of land use issues.

With an anticipated future population of 300 to the year 2000, future community development will generally be contained within existing community areas with some expansion west. The major existing residential area will



-  Agricultural
-  Residential
-  Commercial
-  Industrial
-  Public/Recreational/Open Space

Map 5
LAND USE PLAN



be retained. New housing will infill vacant lots within existing residential area and expand into new community area west, as services can be expanded. Future mobile homes will be permitted in any residential area so-long-as certain minimum conditions are met -- such as permanent residences located in courts with permanent foundations and temporary residents on a renewable permit basis. Industrial development will continue to occur at the east edge of town.

The village center will continue its importance as the focal point of the community with new and improved commercial, (multiple) residential and public uses. Commercial uses will continue to orient themselves along "main street" (Lancaster Avenue), expanding south and east.

A system of public parks and open land will extend through both the community and rural areas; connected together in a linear pattern along stream and drainage courses. To the extent practical the remainder of the rural area within the mile jurisdiction will be retained in agricultural use. If non-farm residential development does occur it will occur in the area east of Denton across the valley of Haines Branch.